



## Starboard Crescent, Chatham ME4 4FZ

**Offers Over £250,000**

Welcome to Starboard Crescent, a two-bedroom apartment nestled in the popular area of St Mary's Island, Chatham. This modern home boasts a seamless blend of comfort, style, and functionality, and benefits from a long lease and having been newly built in 2022.

Upon entering, you are greeted by a generously sized entrance hall with storage cupboards and access to all adjoining rooms. The heart of the home is the open-plan kitchen/diner. Step outside from the kitchen/diner onto the large balcony, accessed through sliding doors, and take in views. The apartment features a modern family bathroom and two double bedrooms, with the master bedroom featuring an ensuite shower room. Externally, you will benefit from one allocated space, plus a shared space with a neighbour and visitor parking.

Conveniently situated within the area, Starboard Crescent offers easy access to a variety of amenities, restaurants, and schools. It's also just a short stroll away from three universities and two colleges, ideal for those who are studying. Within a 10-minute walk is the popular Dockside Shopping Outlet, featuring an Odeon cinema complex for entertainment. You will also benefit from excellent transport connections, with quick access to the nearby A2/M2 and local bus routes connecting to surrounding towns, as well as major train stations.

Contact us today to schedule your viewing and take the first step towards making this modern apartment your new home.



- Kitchen & Lounge** 10'11" x 27'10" (3.34 x 8.49)
- Bedroom One** 9'6" x 14'8" (2.90 x 4.49)
- Ensuite** 5'6" x 6'0" (1.68 x 1.84)
- Bedroom Two** 8'10" x 14'8" (2.70 x 4.49)
- Bathroom** 8'6" x 6'3" (2.60 x 1.93)
- Balcony**
- Parking**

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		85	85
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	



**ESTATE AGENCY : REDEFINED**

